



Ashby Road  
Burton-On-Trent







## Property Description

Overall, this character home offers a beautiful and elevated setting with views to the front and stunning gardens to the rear. The long driveway and spacious front garden provide ample parking space and a welcoming entrance.

Upon entering the home through the entrance porch and stain glass window, the stunning original tiles and tall ceilings in the entrance hall create a grand first impression. The formal dining room to the front, spacious lounge with a dual fuel log burner, and sizeable under stair cupboard offer plenty of living space on the ground floor. The large kitchen diner provides a great space for cooking and dining, with access to the utility, guest wc, and garden.

Upstairs, a recent addition of a wet room and a large landing adds convenience and functionality. The landing leads to all three double bedrooms and the renovated family bathroom, which features a free standing bath.

Outside, the garden offers a large patio area, a side courtyard, and a raised lawn with fantastic views. The double garage can be accessed from the side of the property, providing additional storage and parking space.

## Reception Porch

Single glazed door and windows and tiled floor.

## Entrance Hallway

Wood door to front elevation with stained glass feature, further stained glass window to front elevation, Minton floor tiles, storage cupboard and cast iron central heating radiator.

## Lounge

15' 11" x 15' 2" ( 4.85m x 4.62m )  
Double glazed windows and french doors to rear elevation, log burner and central heating radiator.

## Dining Room

12' 1" x 11' 10" ( 3.68m x 3.61m )  
Double glazed bay window to front elevation, double glazed window to side elevation and central heating radiator.

## Kitchen

13' 4" x 10' 10" ( 4.06m x 3.30m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for a range cooker, extractor hood, integrated dishwasher and fridge/freezer, laminate flooring and cast iron central heating radiator.

## Sitting Room

Double glazed window to rear elevation, laminate flooring and cast iron central heating radiator.

## Guest W.C

Double glazed window to rear elevation, WC, wash hand basin, extractor fan, laminate flooring and heated towel warmer.

## Utility Room

3' 5" x 5' 1" ( 1.04m x 1.55m )  
Plumbing and space for a washing machine.

### Bedroom One

11' 2" x 13' 6" ( 3.40m x 4.11m )  
Double glazed window to side elevation, loft access and central heating radiator.

### Bedroom Three

12' 8" x 12' ( 3.86m x 3.66m )  
Double glazed bay window to front elevation and central heating radiator.

### Bedroom Two

15' 1" x 11' 1" ( 4.60m x 3.38m )  
Double glazed window to side and rear elevation and central heating radiator.

### Bathroom

Double glazed window to rear elevation, free standing bath, tiling, wash hand basin, WC, extractor fan and two heated towel warmers.

### Shower Room

Double glazed window to side elevation, shower, extractor tiling to walls and heated towel warmer.

### Garden

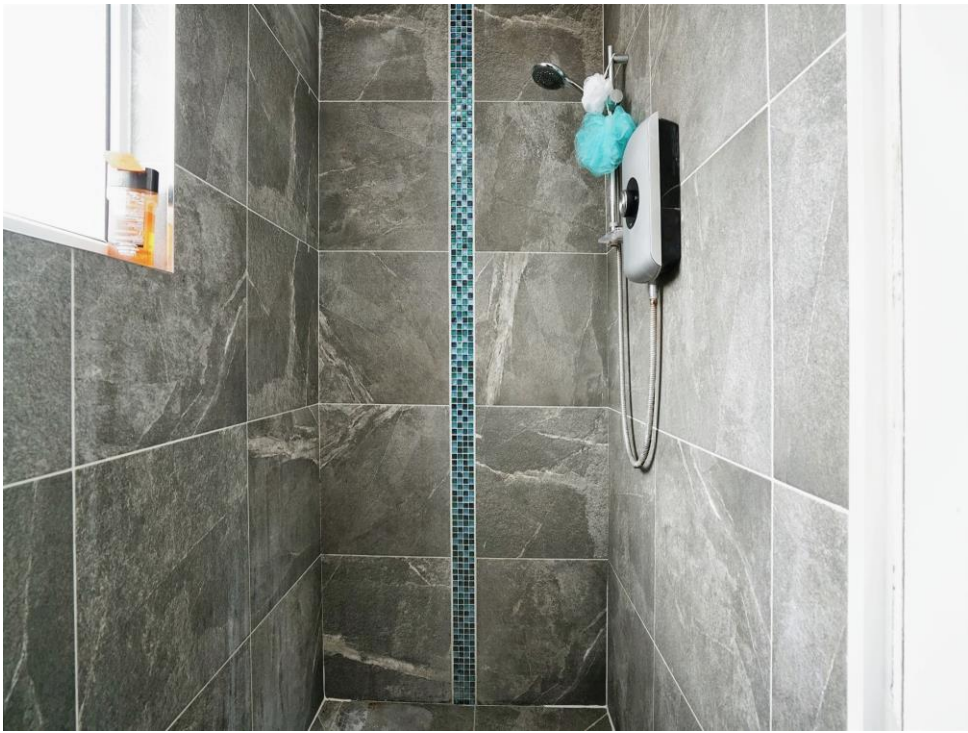
Patio area and courtyard to side, lawn, outside socket, tap and lighting and storage sheds.

### Double Garage

17' 2" x 20' 2" ( 5.23m x 6.15m )  
Up and over door, further door and window to side, light point and power supply.

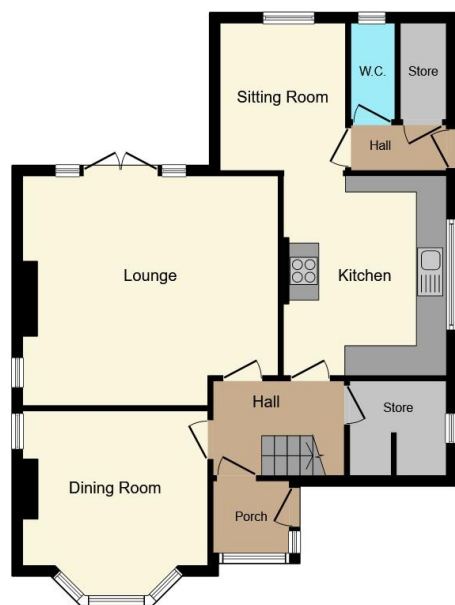








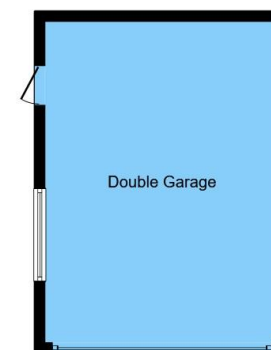




**Ground Floor**



**First Floor**



**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 01283 530 169**  
**E burton@burchelledwards.co.uk**

Britannia House Station Street  
BURTON-ON-TRENT DE14 1AN

**EPC Rating: E**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/BUT208997](http://burchelledwards.co.uk/Property/BUT208997)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: BUT208997 - 0002**